

1940-1973. These surveys are reconnaissance level. Boundaries are preliminary and may be revised upon receipt of additional information.

## 2. HOUSING STOCK

**No. of Units:** 150-175

**Construction Date(s):** c. 1955-1970

**Primary Styles/Forms:** Ranch

**Secondary Styles/Forms:** Colonial Revival, Dutch Colonial, split-level

**Stories:** 1-2

**Garages:** Attached, carport

**Porches:** Partial-width, stoop

**Common Original Material(s):**

Wood windows; wood doors, Asphalt shingle-clad roofs; brick veneer; stone veneer, aluminum siding

**Common Alterations:**

Installation of vinyl siding; Replacement of windows and doors with vinyl counterparts, enclosure of garage

**Other Details/Additional Narrative:**

Houses in Beechwood Manor are primarily Linear Ranch houses with Colonial Revival ornamentation such as façade porch columns. Numerous Colonial Revival and split-level houses are scattered throughout, as well as a Dutch Colonial house. While most houses are clad with a brick veneer or a mixture of materials, several houses have been re-clad with vinyl siding. While some houses retain their original wood or metal windows, many windows have been replaced with vinyl sashes.

## 3. DESIGN AND LAYOUT

**Street Plan:** Linear Grid with cul-de-sacs

**Associated Non-residential Elements:** None known.

**Landscaping Features:** no curbs or walks; each lot is landscaped with a now-mature tree canopy. Side driveways are typically paved with asphalt

**Lot Shape:** Rectangular; Triangular

**Setback:** Uniform

**Curbs:** None

**Utilities:** Rear yards

**Street lights:** Yes/wood and metal

**Sidewalks:** None

**Other Details/Additional Narrative:**

Beechwood Manor was established on a grid arrangement. The wide lawns are primarily landscaped, with most rear lawns enclosed with fencing. Several exhibit decorative post and rail fencing along the driveway.

#### 4. HISTORY/SIGNIFICANCE

**Original Plat:** Beechwood Manor 1

**Addition(s):** Beechwood Manor 2

**Developer(s):**

**Architect(s):** --

**Builder(s):** --

**Engineer(s):**

**Landscape Architect(s):** --

**Narrative:**

Beechwood Manor is good example of the Transitional Development property type within the MPDF Residential Planning & Development in Indiana, and has nearly all the traits of the type. Its nearly gridded street plan is based from the surrounding, pre-war street pattern, however, its lane-like streets, with no sidewalks or curbs, and Ranch housing forms are post-war in date. Its post-war housing consists entirely of Ranch house forms. Potential criteria and areas of significance: A/community planning & development.

Residential growth in the Greater Louisville area took a vastly different form after World War II. Urban flight and population increases saw eastern suburban areas such as Mathews and Prospect on the Kentucky side of the Falls of the Ohio flourish rapidly. The Indiana side of the Ohio was a beneficiary of the growth as well, with cheap land prices and good proximity to jobs in both states. The George Rogers Clark Memorial Bridge (1929) was the sole auto bridge across the Ohio River to downtown Louisville, but access to and from Indiana increased dramatically with the opening of the Sherman Minton Bridge (1962) and the John F. Kennedy Memorial Bridge (1963). Clarksville was founded in 1783, but, due to a variety of factors, including frequent floods, the town did not grow. Jeffersonville and New Albany outpaced Clarksville until trolley lines made neighborhoods platted further back from the river viable. Clarksville became a bedroom community, a network of neighborhoods without a sizable commercial district. After World War II, Clarksville continued its middle class growth.

Beechwood Manor is a locally significant example of the conservative, linear type of development that expanded the town toward the hilly terrain further north. Beechwood's neighbor to the west/southwest, Lincoln Heights, was platted in the late 1920s as a trolley (interurban) commuter neighborhood, and a number of its houses date to the immediate post-war years. Most housing in Lincoln Heights (about 65%) is interwar American Small House or even Bungalows. Beechwood's developers continued the trend of Lincoln Heights, essentially borrowing the same lineal grid with rural lanes. Builders in Beechwood, however, fully adopted the Ranch house (essentially, all of the housing in Beechwood is of the Ranch type). The architectural cohesion and degree of integrity of Beechwood are locally noteworthy. Massed Ranch and Linear Ranch are common forms, veneered in brick, Bedford stone, or aluminum. The houses exhibit few additions and the district's streetscape includes many mature trees, but no public plantings.









**Photo 1:** Streetscape view of W. Flamingo Drive towards Hibiscus Drive, facing southwest



**Photo 2:** Streetscape view of W. Flamingo Drive, facing northeast





**Photo 3:** Streetscape view of W. Rosewood Drive, facing south



**Photo 4:** Streetscape view of W. Rosewood Drive, facing north





**Photo 5:** View of 1300 Hibiscus Drive, facing north



**Photo 6:** View of 100 W. Maplewood Drive, facing south



## CLARK

## BLACKISTON HEIGHTS



### 1. PROPERTY INFORMATION

**Subdivision:** Blackiston Heights

**City:** Clarksville

**Streets:** Altawood Drive,  
Briarwood Drive,  
Cliftwood Drive,  
Driftwood Drive,  
Elmwood Drive,  
Idlewood Drive,  
Idlewood Court,  
Beechlawn Drive



**Disclaimer:** The following historic district example has been determined eligible based on the registration requirements set out in the Multiple Property Document Form, Residential Planning and Development in Indiana, 1940-1973. These surveys are reconnaissance level. Boundaries are preliminary and may be revised upon receipt of additional information.

## 2. HOUSING STOCK

**No. of Units:** 250-300

**Construction Date(s):** c. 1957-1977

**Primary Styles/Forms:** Ranch

**Secondary Styles/Forms:** split-level, bi-level, Contemporary, Colonial Revival, American Small House

**Stories:** 1-2

**Garages:** Attached, carport

**Porches:** partial-width, stoop

**Common Original Material(s):**

Wood windows; wood doors, brick veneer, stone veneer, wood/composite siding

**Common Alterations:**

Installation of vinyl siding; Replacement of windows and doors with vinyl counterparts; additions

**Other Details/Additional Narrative:**

Houses in Blackiston Heights are primarily Ranch houses, although numerous bi- and split-level houses are also present. Almost all houses are clad with a brick veneer and most exhibit replacement vinyl windows. Numerous examples of Contemporary Ranch, bi- and split-level houses are scattered throughout the neighborhood. They are characterized by an asymmetrical roof with wide eaves and large windows. Many also exhibit a mixture of cladding materials.

## 3. DESIGN AND LAYOUT

**Street Plan:** Curvilinear with cul-de-sacs

**Associated Non-residential Elements:** Gaskell Park

**Landscaping Features:** A small park and playground are located along both sides of Briarwood Drive near just west of its intersection with Altawood Drive

**Lot Shape:** Rectangular and triangular

**Setback:** Uniform

**Curbs:** Rolled Concrete

**Utilities:** Rear yard

**Street lights:** wood telephone pole/metal cobra head

**Sidewalks:** yes

**Other Details/Additional Narrative:**

Blackiston Heights was established on a curvilinear arrangement and is clearly divided into two sections connected via Blackiston Mill Road and Briarwood Drive, with the eastern portion being the oldest. The majority of the small lawns are landscaped, with almost all rear lawns enclosed with fencing of some sort.

#### 4. HISTORY/SIGNIFICANCE

**Original Plat:** Blackiston Heights (1957)

**Addition(s):** Blackiston Heights 1<sup>st</sup> Addition, Blackiston Heights 2<sup>nd</sup> Addition, Blackiston Heights 3<sup>rd</sup> Addition, Blackiston Heights 4<sup>th</sup> Addition, Blackiston Heights 5<sup>th</sup> Addition

**Developer(s):** Juanita and Clay Baird

**Architect(s):** --

**Builder(s):** --

**Engineer(s):**

**Landscape Architect(s):** --

**Narrative:**

Blackiston Heights is a Custom Development within the MPDF, as seen in its winding street pattern with cul-de-sacs that conforms to the rolling terrain. The playground and park point toward the Planned Development type, however, it is difficult to determine if the park was a planned asset or an added one. The various additions were carefully planned to link parallel streets; the various additions cut transversely across the parallel streets along side and rear lot lines. It is possible that the area might be considered to be two or three separate, eligible districts, based on the later house forms in the northwest leg of the area (Idlewood, Driftwood, Elmwood). Further analysis would justify precise boundaries, should the area be nominated to the National Register of Historic Places. Potential criteria and areas of significance: A/community planning & development. Broader analysis of housing in Clarksville might reveal significance under criterion C/architecture.

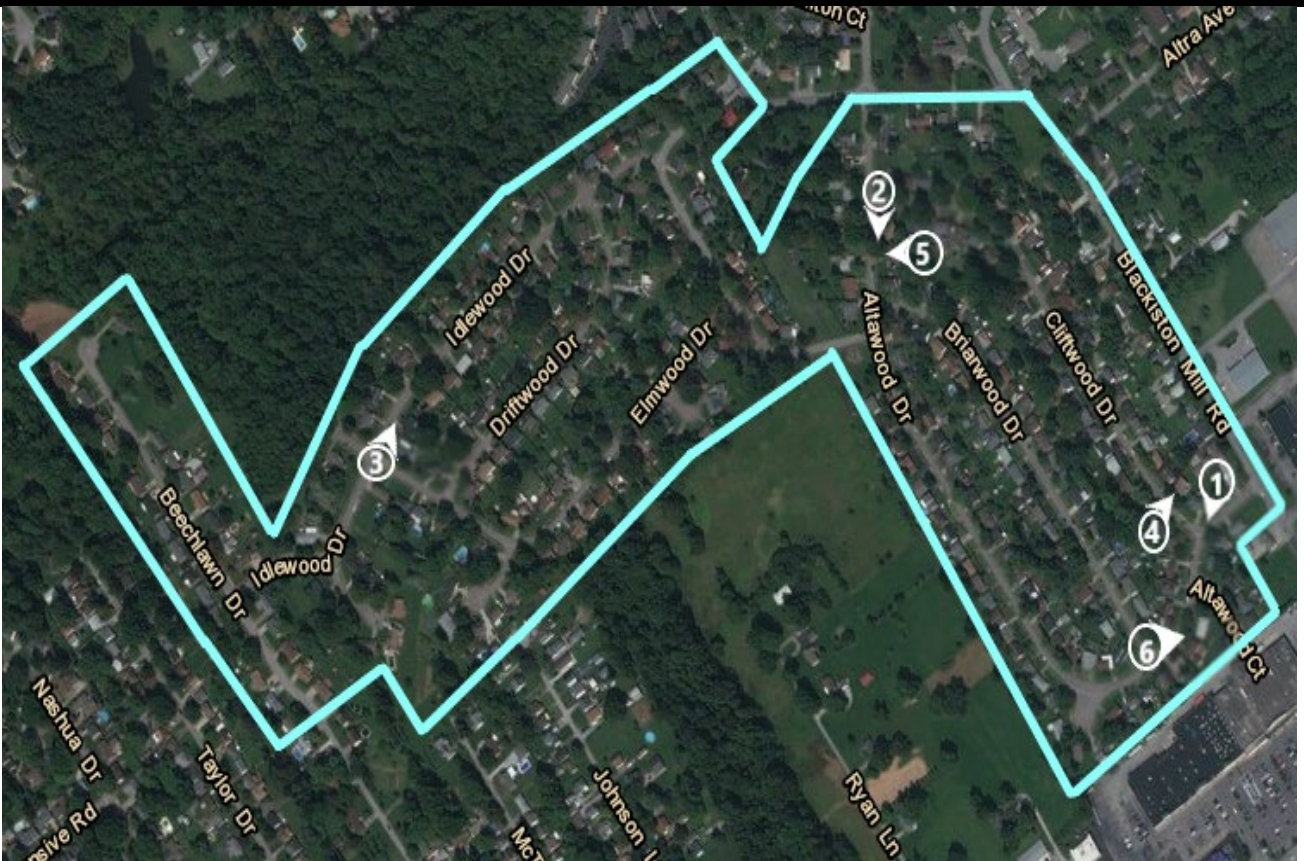
Residential growth in the Greater Louisville area took a vastly different form after World War II. Urban flight and population increases saw eastern suburban areas such as Mathews and Prospect on the Kentucky side of the Falls of the Ohio flourish rapidly. The Indiana side of the Ohio was a beneficiary of the growth as well, with cheap land prices and good proximity to jobs in both states. The George Rogers Clark Memorial Bridge (1929) was the sole auto bridge across the Ohio River to downtown Louisville, but access to and from Indiana increased dramatically with the opening of the Sherman Minton Bridge (1962) and the John F. Kennedy Memorial Bridge (1963). Clarksville was founded in 1783, but, due to a variety of factors, including frequent floods, the town did not grow. Jeffersonville and New Albany outpaced Clarksville until trolley lines made neighborhoods platted further back from the river viable. Clarksville became a bedroom community, a network of neighborhoods without a sizable commercial district. After World War II, Clarksville continued its middle class growth. The area around Blackiston Heights had sporadic, linear development during the interwar period, with builders adding modest homes on large lots along Gutford Road and the northern sections of Blackiston Mill Road, both pre-existing, 19<sup>th</sup> century lanes. Developers filled this prime area, up, away from “downtown” Clarksville rapidly by planning small networks of subdivisions off of, and using, these older rural lanes.

Juanita and Clay Baird were the developers of Blackiston Heights. Clay Baird was a State Senator in the Indiana General Assembly, owner of a long-time dairy, and owner of Baird’s Ice Cream shop in Clarksville. The Bairds owned much real estate in Clark County and were early, successful settlers. The first plat, 1957, appears to have encompassed the south curve of Altawood, and northwest-extending Altawood, Briarwood, Cliftwood, and Blackiston Mill Road, to about half way up to the point of Altawood’s bend toward true north. The first addition completed the area’s east-southeast leg in 1959. The 2<sup>nd</sup> (1961), 3<sup>rd</sup> (1964), 4<sup>th</sup> (1972) and 5<sup>th</sup> (1974) sections of Blackiston Heights completed the northwest leg of the development, each adding lots on Idlewood, Driftwood, Elmwood and Beechlawn from east to west. Blackiston Heights is a significant example of this local pattern of development, whereby the land away from the river front, and into the hills to the north was seen as best for suburban growth, and was exploited by local Indiana land holders who

best understood the localized market. Blackiston Heights includes curbing and sidewalks, a decidedly more finished streetscape than some middle class neighborhoods in Clarksville. Housing stock has a variety of forms, including split-level/Neo-Colonial, Linear Ranch, and Cape Cod. The split-level, Neo-Colonial types are mostly in the west leg of the development, which was the later phase. Most houses are brick and wood/aluminum. Window replacement appears to be the most common alteration.



## 5. PHOTO KEY AND ADDITIONAL PHOTOGRAPHS







**Photo 1:** Streetscape view of Altawood Drive, facing southwest



**Photo 2:** Streetscape view of Altawood Drive, facing south





**Photo 3:** Streetscape view of Idlewood Drive, facing northeast



**Photo 4:** View of 1512 Cliftwood Drive, facing northeast





**Photo 5:** View of 1547 Altawood Drive, facing west



**Photo 6:** Streetscape view of Altawood Drive towards Altawood Court, facing east